

PLANNING AND ZONING BOARD
MARCH 26, 2003

1. ROLL CALL

The meeting was called to order at 7:00 p.m. Board members present were Chair George Greb, Vice-Chair Mike Bender, Casey Lee, Mimi Turin and Bob Waitkus. Also present were Town Attorney Monroe Kiar, Planner Deborah Ross and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: March 12, 2003

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve the minutes of March 12, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. PUBLIC HEARINGS

Rezoning

3.1 ZB 2-3-03, Parker Real Estate Partners I & II, LLP, 3290 SW 50 Avenue (from M-4, Hacienda Village to M-3, Planned Industrial District)

Rosanna Cordova, representing the petitioner, was present. Ms. Ross read the planning report. Ms. Cordova explained the intent of the request and stipulated where a ten-foot buffer would be added.

Chair Greb asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve. In a roll call vote, the vote was as follows: Chair Greb – yes; Vice-Chair Bender – yes; Ms. Lee – yes; Ms. Turin – yes; Mr. Waitkus – yes. **(Motion carried 5-0)**

Variance

3.2 V 1-2-03, Davie Nissan-Volvo, 3650 Weston Road (BP)

Mike Hooley, the petitioner, was present. Ms. Ross read the planning report.

Mr. Hooley distributed graphics which provided the prospective of a motorist traveling southbound on I-75. It was made apparent that the embankment from Post Road impeded the view of the Nissan sign situated in the approved location. Mr. Hooley expressed that this was a safety issue as well. A brief discussion ensued with the Board's concern being not to set a precedent. Mr. Hooley contended that other dealerships did not have to deal with the embankment problem and that the Nissan sign was smaller than the others.

Ms. Lee inquired on the entrance signs and asked staff to research their legality. There was a brief discussion regarding this; however, Chair Greb indicated that this was a separate issue.

Chair Greb asked if anyone wished to speak for or against this item. As no one spoke, he closed the public hearing.

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve. In a roll call vote, the vote was as follows: Chair Greb – yes; Vice-Chair Bender – yes; Ms. Lee – no; Ms. Turin – yes; Mr. Waitkus – yes. **(Motion carried 4-1)**

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4. OLD BUSINESS

Ms. Ross advised that the Board's request to expand the noticing distance to 1,000 feet for rezonings had been submitted to Town Administrator Thomas Willi for his consideration. She also updated the Board on the Town Council's actions regarding items in which the Board had made recommendations.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

No comments and/or suggestions were made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:35 p.m.

Date Approved _____

Chair/Board Member